

**Planning Board Regular Meeting
November 9, 2020
6:00 pm in the Civic Center
Minutes & General Account**

Planning Board Members Present: Sarah Glanville, Chair; Ed Stafford, Vice Chair; Dennis Sholl, Eddie Oakley, Russ Walker, Richard Newbill (ETJ), Steve Monroe (ETJ), Cara Arena (ETJ), & Sherrie Richmond (ETJ)

Council Member Representative: Rebecca Mann Rayborn

Staff Present: Kenny Cole, Matthew Johnson, & Katie Weiner

Visitors Present: Bob Uber, Victor Jones, Jerry Fuqua, Laura Kathryn Fuqua, Matt McCarthy, James Walsh, Fran McCarthy, Janina Austin, Katie Gumerson, Chris Wheat, Amanda Hodierne, Zack Tran, Hal Kern, Robbie Perkins, Jeff Hochanadel, Brandon Horne, Jim Chandler, & Neal Beasley

Call to Order- Glanville called the meeting to order.

Roll Call- Johnson took roll call as follows:

Sarah Glanville- Present
Dennis Sholl- Present
Eddie Oakley- Present
Ed Stafford- Present
Russ Walker- Present
Richard Newbill- Present
Steve Monroe- Present
Cara Arena- Present
Sherrie Richmond- Present

Rebecca Mann Rayborn- Present

Public Hearing for Rezoning Request for the following parcels: 2221 Guilford College Road, 5300 Mackay Road, 2207 Guilford College Road, and 5303 Mackay Road from AG (Agricultural) to PUD (Planned Unit Development) - Glanville opened the public hearing to anyone that would like to speak regarding the rezoning request.

- Bob Uber, 1500 Bridges Drive, High Point- Uber stated that he was the founder and president of the Heroes Center. He said that their mission was to help veterans transition to civilian life after their service. He highlighted the importance of housing options for veterans. Uber stated that Diamondback had offered to donate fifteen to twenty homes specifically to Wounded Warriors which would be wheelchair accessible. He said that the homes would provide a wonderful opportunity for veterans in the area.
- Victor Jones, 2512 Burch Point, High Point- Jones stated that he had lived in Jamestown in the past. He added that he currently lived in High Point and served on their City Council. Jones said that he was also the Board Chair of the Heroes Center. He said that his goal was to convey how

significant a housing donation could be for the veterans in North Carolina. He spoke about his own return to civilian life after active duty and the struggles he faced. Jones stated that the developer had reached out to him and verbalized that he wanted to help veterans in the area. He encouraged the Planning Board to consider the positive impacts the project could have on the Town's economic development and also the veteran population.

- Jerry Fuqua, 5715 Roundtable Road- Fuqua stated that he had previously worked for the Guilford County School system. He said that he was concerned about the proposed density for the Castleton Village project and the negative impact it would have on the schools in the area. He added that some of the amenities that were included in the initial plan had been taken off the table. Fuqua stated that he did not oppose progress, but he wanted the property to be developed in a very conscientious way.
- Laura Kathryn Fuqua, 101 Mendenhall Road- Fuqua thanked the Planning Board for volunteering their time to serve the Town. She stated that her biggest concern about the project was that the density was much too high. She highlighted that the schools in Guilford County were already overcrowded. She said that the lot sizes were smaller than those in Adams Farm. Fuqua was also concerned that the baseball fields were no longer included in the plan and that there was no land set aside for a new school. She added that development of the property was imminent, but that it could be done in a more measured way.
- Matt McCarthy, Vertical Church- McCarthy stated that he was a pastor at the Vertical Church. He added that he had attempted to move to Jamestown about five years ago, but could not find a home in the area. He said that he loved the area. McCarthy spoke about the mission of the Vertical Church. He said that Diamondback had offered to donate property to build an additional church. He encouraged the Planning Board to consider the potential positive impacts of the project.
- James Walsh, Vertical Church- Walsh said that he and his wife had tried to find a home in Jamestown when they relocated to the area eight years ago, but they were unsuccessful. He stated that Zach Tran had approached the Vertical Church members about the possibility of donating land for a new church. Walsh added that he believed that the Castleton Village development offered the Town of Jamestown new opportunities.
- Fran McCarthy, Vertical Church- McCarthy stated that he was an elder at the Vertical Church. He said that everyone involved with the church was very excited about the prospect of opening a new church. He spoke about the positive impacts that the members of the church wanted to make on the lives of those in the Jamestown community.
- Janina Austin, 403 Thornwood Road- Austin said that she was concerned about the high density of the development and the overcrowding of schools. She also stated that she did not believe that the development was what veterans needed to help their transition. She was frustrated that the meeting was held in person.
- Katie Gumerson, 4648 Jamesford Drive- Gumerson spoke about a petition she had circulated that opposed the proposed development. She submitted the petition to the Town Clerk.

- Chris Wheat, 109 Daniel Paul Drive- Wheat said that he was a member of the Vertical Church. He added that he had also been a counselor and special education teacher at Jamestown Middle School for nine years. He said that everyone that attended the church was very excited that there could be a new church in Jamestown.

Glanville asked if there was anyone else that would like to speak. There was no one. Glanville closed the public hearing and called the applicant forward to address the Board.

Amanda Hodierne came forward and introduced the Diamondback team members to the Planning Board.

Hodierne spoke about the importance of the Comprehensive Plan and explained its purpose in regard to planning for the future. She stated that it was intended to be used as a tool to guide difficult decisions and rezoning requests. Hodierne spoke about the legal history of the use of Comp Plans in rezoning decisions. She gave examples of aspects of the Castleton Village Development which she believed were aligned with the Comp Plan.

Hodierne thanked the Planning Board for all the work they had done throughout their consideration of the proposal. She also listed the ways that the Master Site Plan had changed as a result of the feedback that was given to the development team. She noted that the development team was also going to take their arborist's recommendation into consideration in order to save as many heritage trees on the property as possible. She continued to list the ways that the plan had changed over the course of the consideration of the proposal. Hodierne noted the aspects of the plan that had not changed and explained why the developer had not met those requests.

Hodierne stated that the development team did believe that the Master Site Plan was consistent with the Comp Plan. She added that they also felt it achieved the future land use designations. She listed specific goals and policies that she believed were aligned with the development. She said that the rest of the team was willing to answer any questions that the Board may have.

Jeff Hochanadel came forward. He stated that he was the traffic engineer on the project. He said that his office was located at 5410 Trinity Road Suite 102 in Raleigh. He stated that one of his employees had conducted a traffic study for the proposed project. He gave an overview of the findings. He added that NCDOT had reviewed the study and had given them some recommendations. He explained the changes that NCDOT had requested. Hochanadel asked the Board if they had any questions.

Sholl asked Hochanadel if the study had been conducted before or during the Coronavirus pandemic because that would have an impact on traffic. Hochanadel said that the study had been conducted before Covid.

The Planning Board Members continued to discuss the details of the traffic study with Hochanadel. Several Members asked him about the turn lanes on Guilford College Road. He gave an overview of where the turn lanes would be located.

Glanville thanked Hochanadel for answering the Board's questions.

Robbie Perkins came forward. He stated that he worked for NAI Piedmont Triad which was a commercial real estate firm. He added that the address for his office was 348 North Elm Street in Greensboro. He

said that he was there to discuss the real estate market for the proposed development. Perkins spoke about the high demand for housing in the region. He added that it was currently a seller's market which meant that there were more people looking to buy homes than were actually available to be bought. He noted that homes were selling within about two months once they had been placed on the market. He highlighted the high demand for homes in Jamestown. He added that the economic viability of the project was strong.

Planning Board Members discussed the details of the real estate statistics with Perkins.

Neal Beasley, arborist for Castleton Village, came forward. He stated that he was a certified arborist and spoke about his credentials. He added that the purpose of his report was to gain an understanding of the trees that were on the property and use that knowledge to determine how the land should be developed. He presented an overview of his report and aerial maps of the Johnson property that highlighted the location of specific heritage trees. He also noted other important environmental features on the property that would impact the development. Beasley added that he would recommend that the large trees be preserved if possible. He briefly spoke about tree conservation areas and prevention of forest fragmentation.

Planning Board Members spoke with Beasley about the specific types of trees and vegetation located on the property.

Glanville called for a ten minute recess at 8:20 pm.

Glanville called the meeting back to order.

Hodierne came forward. She spoke about ways in which the developer had attempted to address school overcrowding and also noted their limitations in resolving that issue.

Hodierne stated that she was very appreciative of the work that the Planning Board had done in reviewing the rezoning request and for their recommendations on ways in which the developer could improve the plan. However, she said that she believed it was time for the request to be considered by the Town Council. She added that the developer had attempted to address all the requests that the Planning Board had made in a thoughtful way. She noted that the details of the plan would be further discussed during the next step of the review process by the Council.

Richmond stated that she was not satisfied with the level of quality of the development.

Walker said that he had not met a person that was in favor of the project. He added that he thought it was essential that the Planning Board had enough time to make a thoughtful decision about the request, and he was not ready to vote on the issue.

Newbill agreed that he was not ready to vote on the proposed development because he was not convinced that it was in the best interest of the community.

Glanville asked the Board Members if they had any specific direction that they could give to the developer that would allow them to improve the project. Nobody spoke.

Oakley thanked everyone that had worked on revising and redesigning the Castleton Village plan. However, he noted that he was shocked that the developer was still introducing new information to the Board about the plan so late in the process. He said that he was not satisfied with the quality of the development or the proposed density. He stated that he believed Jamestown deserved better.

Glanville said that she was not opposed to postponing the vote. However, she encouraged the Board to provide any new insight that they had to the developer so that those items could be addressed before the next meeting.

Hodierne requested a five minute recess.

Glanville called for a five minute recess.

Glanville called the meeting back to order.

Hodierne came forward and said that what she was hearing was that the Planning Board would be more comfortable with a single-family residential development. She added that she did not think it would be productive to continue to discuss the same details. She reiterated her request that the Planning Board vote on the project.

Glanville said that she did not believe that the Board was opposed to PUD. She added that the Board had put a lot of effort into the plan. She also noted that the developer had brought new information forward that night that they had not included in the proposal. Glanville added that the developer had submitted the updated plan a couple of days before the meeting which gave the Members very little time to review the documents. She noted that the Board should not be expected to vote on the project when the developer was still introducing new information.

Hodierne stated that she did not believe that it would be productive to continue to discuss the details of the project at the Planning Board level of the rezoning process.

Monroe spoke about the possibility that the project could potentially offer more affordable housing for residents in the area. He said that it was his understanding that there would be several different builders that would work with the developer to provide a variety of different types of homes. He added that he believed it was really important that working class people from all backgrounds had the opportunity to buy a home and live in Jamestown.

Stafford said that he was not offended by the work that the developer had done on the project. He stated that he was really in favor of a mixed use community, and he appreciated the historical touches that had been incorporated into the plan. Stafford noted that he understood that the developer had to be able to pay for the amenities that were offered. However, he was not sure that the Planning Board and the developer could come to a consensus on the proposal. He noted that he believed that the plan needed a little bit of tweaking.

Glanville said that she believed the Board could make a decision on the plan, but she did not think that the vote should happen that night.

There was a brief discussion about the upcoming 160D legislation changes between Johnson and the Planning Board Members. They discussed ways in which the new law may impact the rezoning process for the development.

Cole praised the Planning Board for all their hard work on the consideration of the project. He added that he thought the Planning Board was very close to being able to vote on the proposed development. He encouraged the Board to postpone their decision for a couple of weeks.

Stafford reiterated that some of the aspects of the plan were a direct result of the need for the developer to make a profit. He was concerned that the Town would lose a significant amount of control over the design of the development if the PUD were denied and the property was developed as single-family residential.

Several Planning Board Members stated that they were not against a PUD, but they were not satisfied with the current proposal for Castleton Village.

Monroe made a motion to continue the deliberation on the proposed rezoning to November 23rd at 6:00 pm in the Civic Center. Arena made a second to the motion. The motion passed by unanimous vote.

Public Comment Period- Nobody signed up.

Adjournment- Stafford made a motion to adjourn. Newbill made a second to the motion. The motion passed by unanimous vote.

The meeting ended at 9:42 pm.